

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Madison County**

State: **IL**

PJ's Total HOME Allocation Received: **\$20,572,204**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	17			
Program Progress:							
% of Funds Committed	98.03 %	98.66 %	9	96.45 %	65	63	
% of Funds Disbursed	94.47 %	94.30 %	7	87.93 %	81	77	
Leveraging Ratio for Rental Activities	8.79	2.85	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.41 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.29 %	76.22 %	8	70.15 %	58	55	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.97 %	82.92 %	4	80.67 %	86	82	
% of 0-30% AMI Renters to All Renters***	42.14 %	50.02 %	14	45.30 %	44	43	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.74 %	95.04 %	8	95.32 %	48	48	
Overall Ranking:			In State:	7 / 17	Nationally:	81	80
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$40,993	\$31,464		\$26,635	159 Units	8.80 %	
Homebuyer Unit	\$5,757	\$12,655		\$14,938	1,419 Units	78.90 %	
Homeowner-Rehab Unit	\$20,442	\$21,801		\$20,675	221 Units	12.30 %	
TBRA Unit	\$0	\$3,362		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Madison County IL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$118,194	\$68,221	\$22,752
State:*	\$104,564	\$85,673	\$25,833
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 1.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 1

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	73.9	86.7	61.5	0.0	Single/Non-Elderly:	42.7	35.9	19.9	0.0
Black/African American:	25.5	9.6	37.6	0.0	Elderly:	49.0	1.8	35.7	0.0
Asian:	0.0	0.2	0.0	0.0	Related/Single Parent:	5.7	25.2	28.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	1.3	21.5	13.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0	Other:	0.6	14.8	2.3	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0					
Asian and White:	0.0	0.3	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.4	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	2.3	0.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	81.5	36.3	37.6	0.0	Section 8:	10.2	0.0 [#]		
2 Persons:	7.6	27.3	29.9	0.0	HOME TBRA:	0.0			
3 Persons:	6.4	18.6	12.2	0.0	Other:	29.9			
4 Persons:	1.9	10.3	10.9	0.0	No Assistance:	59.2			
5 Persons:	1.3	5.7	6.3	0.0					
6 Persons:	0.6	1.2	2.3	0.0					
7 Persons:	0.0	0.4	0.5	0.0					
8 or more Persons:	0.0	0.1	0.5	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			28	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Madison County State: IL Group Rank: 81
 (Percentile)
 State Rank: 7 / 17 PJs Overall Rank: 80
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	77.29	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.97	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	98.74	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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